

Kīhei Facilities Project

New Facility: Reaching Out to More of Hawai'i



The sanctuary's headquarter site in Maui includes the education center, office building and storage shed. A new multi-purpose building is planned for the area where the storage shed will be removed.

Hawaiian Islands Humpback Whale National Marine Sanctuary



NOAA and the State of Hawai'i
a Partnership for Protection

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Hawaiian Islands Humpback Whale National Marine Sanctuary

Purpose

*To protect humpback whales and their habitat within the sanctuary;
To educate and interpret for the public the relationship of humpback
whales to the Hawaiian Islands' marine environment;
To manage human uses that are consistent with the sanctuary;
To provide for the identification of marine resources and ecosystems
of national significance for possible inclusion in the sanctuary.*

Vision

*The sanctuary works collaboratively to sustain a safe and healthy
habitat for the North Pacific stock of humpback whales (kohlā).*

*As a community of ocean stewards, the sanctuary strives to achieve
a balance of appropriate uses, inspired care taking, enlightened un-
derstanding, and effective education to ensure the continued pres-
ence of the kohlā for future generations.*

*The sanctuary endeavors to do this with harmony, hope, respect, and
aloha o ke kai (love of the sea).*

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New Facility Planned for Kīhei



What a difference a sanctuary makes! These before and after photos show the transformation of the sanctuary's Maui office building from its dilapidated condition in 1995 to its current status as a landmark for marine conservation.

Since 1994, when the Hawaiian Islands Humpback Whale National Marine Sanctuary first established its presence, the familiar blue buildings have become a landmark on Kīhei's coast representing the special significance of Maui's protected waters as the center piece for a marine sanctuary dedicated to the humpback whale. Due to the success of the sanctuary's program and its continued growth to insure protection for Hawai'i's humpback whales, the sanctuary is planning on renovating existing facilities, building a new multi-purpose building on site and removing the existing storage sheds. This new building will house additional office space for staff, storage facilities and have a large space for public programs.

Over 8,000 visitors and school children attended lectures and programs at the sanctuary Education Center last year in Maui.

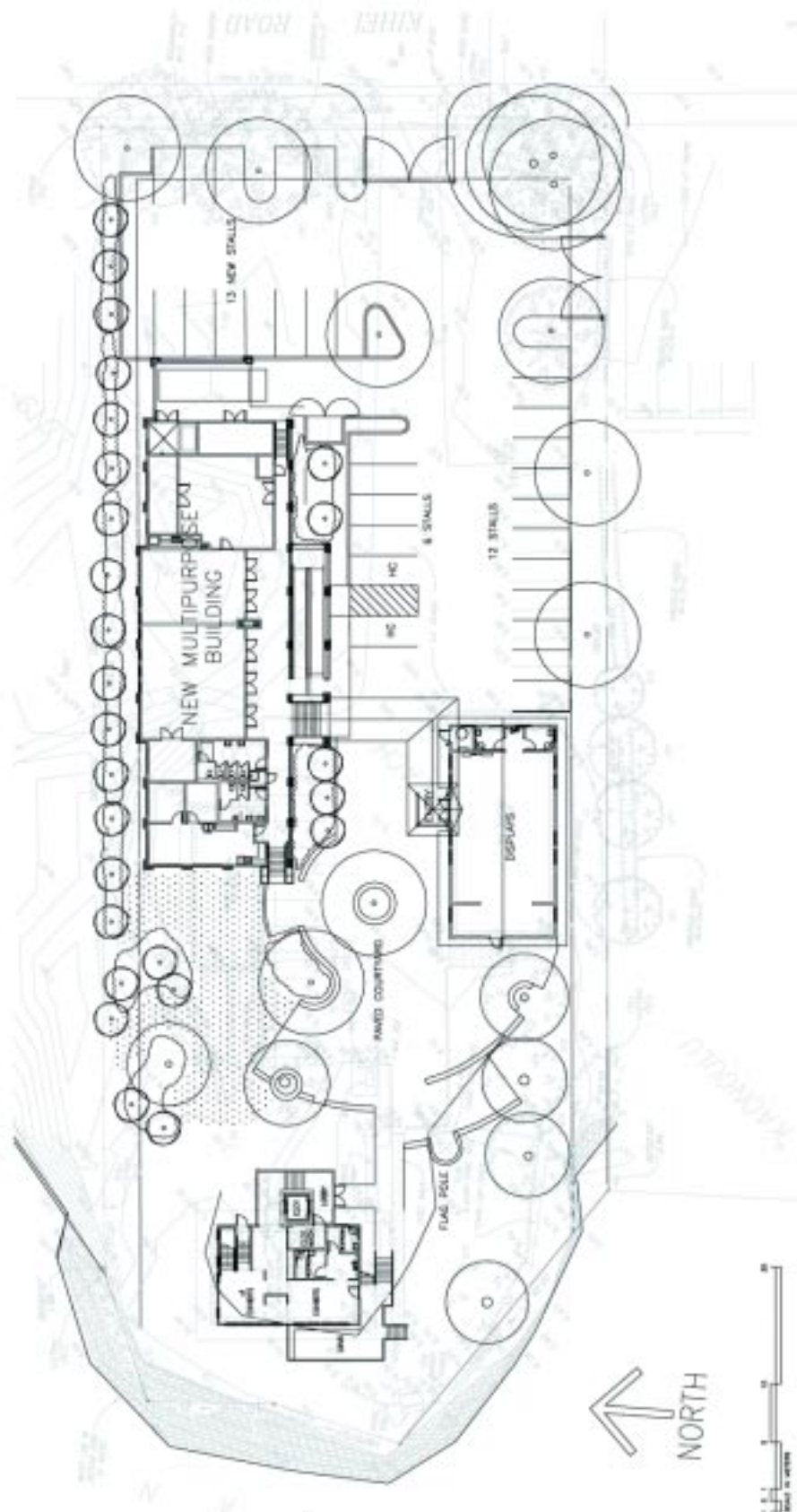


An overhead view of the model showing the Kīhei site and the planned multi-purpose building on the lower right. In the back is the office and the education center is on the left.



Site Layout for Kihei Facilities Project

The Kihei Facility Project includes the new multi-purpose building, along with a phasing plan to implement other improvements to the existing facilities.





Frequently Asked Questions about the Kihei Facility Project

1. What is the Kihei Facility Project?

The Kihei Facility Project involves the renovation of existing facilities and the construction of a new multipurpose building on the existing property to aid in meeting long-term facility needs of the Hawaiian Islands Humpback Whale National Marine Sanctuary headquarters in Kihei, Maui, Hawai'i. Connected actions that will also be carried out include site clearing and excavation; installation of water, sewage and electric lines; paving for new parking lot and gathering areas; widening the existing driveway; and landscaping with native plants.

2. Why is the project needed?

- Relieve current overcrowding,
- Provide space for additional staff,
- Provide a modern facility for conducting seminars, education programs for students and community outreach.

The Facility Master Plan Report for the Sanctuary headquarters was completed in October 2000, and updated in May 2002. The Master Plan documented the current and projected facility needs for the Maui Sanctuary offices—in terms of personnel, programs and activities, buildings, site conditions, and government regulations. The planning process resulted in a spatial program for a new multipurpose building along with a phasing plan to implement other improvements (expansion and renovation) to the existing facilities. The Facility Master Plan Report includes three phases over a period of ten years. By stretching the development over this time period, the Sanctuary will be able to meet and sustain the goals and objectives of the Hawaiian Islands Humpback Whale National Marine Sanctuary, including facility improvements.

3. What are the steps in the planning process?

The project is being developed as a pilot project through the following five-phase Project Development, Approval, and Management (PDAM) process:

PHASE ONE – PLANNING. Phase One is already completed. It consisted of defining the agency's mission and identifying the functions needed to achieve that mission; developing a facility master plan to accommodate the needed functions; identifying alternatives; and preparing initial cost estimates.

PHASE TWO – SCOPING. This phase is currently underway. It consists of conducting four interrelated and interdependent analyses—technical, economic, environmental, and programmatic—on all reasonable alternatives, in order to determine the best course of action. The technical analysis consists of several pre-design activities such as a conducting a geotechnical investigation, developing conceptual designs, and updating cost estimates. The environmental analysis consists of preparing an environmental assessment (EA) and/or an environmental impact statement (EIS), as required by NOAA Administrative Order (NAO) 216-6, Environmental Procedures for Implementing the National Environmental Policy Act (NEPA). The economic analysis consists of a computer-based evaluation of costs and benefits of each alternative. And finally, the programmatic analysis is an overall evaluation of the alternatives to determine the relative effectiveness of each in accomplishing the agency's mission.

PHASE THREE – DESIGN. Phase Three includes schematic design and design development, as well

The new multi-purpose building will:

- Relieve overcrowding,
- Provide space for additional staff,
- Provide a modern facility for conducting seminars, education programs for students and community outreach.



The Kihei Facilities Project is currently in Phase Two, the Scoping part of the planning process.



A view from the office toward the education center (right).

as preparation of construction documents. More detailed cost estimates will be developed during this phase, in preparation for soliciting bids for construction.

PHASE FOUR – CONSTRUCTION. Phase Four consists of procuring a construction contractor, and constructing, inspecting, and accepting the facility.

PHASE FIVE – OCCUPANCY. During Phase Five, the new facility will be occupied, a post-occupancy evaluation will occur, and normal day-to-day operations and management activities will begin.

4. What is the schedule for completing the project?

The project is currently in Phase Two, the Scoping part of the planning process. Once the final Environmental Assessment is done the project will move into the next stages, Design, followed by Construction, with eventual occupancy of the new multipurpose building in 2005 or 2006.

5. What are the alternatives being considered for the project?

In accordance with the Project Development, Approval and Management process, a project team identified the following four potential scenarios to satisfy the facility requirements for the project: Split Sites Scenario – renovate the existing facilities and acquire additional facilities off-site;

New Site Scenario – lease or acquire new property and construct new facilities;

Renovate Existing Site Scenario – renovate and construct new facilities on the existing site;

Do Nothing Scenario – no alterations or modifications to the existing facilities.

6. Which alternative is NOAA going to pursue?

Renovate Existing Site Scenario – renovate and construct new facilities on the existing site. The following is an overview of the logistical and construction activities that will likely occur with implementation of the Proposed Action. The proposed building will cover a surface area of approximately 38.1 m by 11.3 m [125 ft by 37 ft] (430 square meters [4625 square feet]) and will be located along the north property line. The building will be aligned east to west along its longest axis, with the front of the building facing south. The back wall of the building will be aligned approximately 3 m [10 ft] in and run parallel to the north property line.

The center of the building is located on approximately the halfway point of the east to west property distance or roughly 56.4 m [185 ft] from the east property line. The building will be 9.4 m [31 ft] at its highest point. The two existing storage buildings will be demolished and removed.

7. Are the funds available to complete this project?

Funds have been secured through the Congressional appropriations process.

8. How will this affect parking and traffic in the area?

South Kihei Road does not have a turning lane or a traffic control device leading into the Sanctuary property, and thus, the level of services (LOS) may be impaired for vehicle operators as their vehicles enter and depart the property. The LOS along South Kihei Road, as defined by the American Association of State Highway and Transportation Officials (AASHTO), is reasonably free flowing with speeds and travel times restricted by vehicle levels. During the primary whale-watching season of December through March, the majority of visitors arrive and depart the sanctuary within the peak hours of 9:00am-4:30pm, and thus, do not significantly impact traffic counts. Special events and public meetings held at the Sanctuary lead to minor slowing of traffic on South Kihei Road due to vehicles arriving and departing during a short period. School children attending the Sanctuary's educational outreach programs arrive in groups twice a month on school buses.

Often during departure, the school buses back out onto South Kihei Road, requiring staff to temporarily control traffic to allow the bus to safely negotiate an exit. This stopping of traffic is generally done during non-peak hours and has been noted by staff as not causing problems with motorists. The Sanctuary presently has 22 parking stalls that accommodate visitors and staff parking needs under normal visitation. People attending special events and meetings at the Sanctuary may park in the Kalepolepo Park lot. To date there has been an informal agreement between the Maui County Department of Parks and Recreation and the Sanctuary to allow for the use of the neighboring Kalepolepo Park during heavy visitor use. The Sanctuary generally requires overflow parking during the evening hours when Kalepolepo Park is not busy. In exchange, the Sanctuary provides additional parking for beachgoers on weekends when the Sanctuary is closed.

9. What are the major environmental impacts (if any)?

The Proposed Action is the renovation of existing facilities and the construction of a new on-site multipurpose building for the Sanctuary to help meet the long-term needs identified in the Facility Master Plan Report, the Main Building Alternatives Study, and the Facilities Requirements Update Report. The Proposed Action involves site grading, demolition and removal of two existing storage building and the construction of a new multipurpose building along with connected actions. The sanctuary does not anticipate that the Proposed Action will have any significant and adverse impacts on the environment, therefore an Environmental Assessment has been prepared for the project.

An Environmental Assessment was prepared for the Kihei Facilities Project since the sanctuary does not anticipate that the proposed action will have any significant and adverse impacts on the environment.

10. What studies have been completed to date?

To date no studies per se have conducted at the NOS Kihei Sanctuary headquarters property site in support of the proposed action. A geotechnical study was done by Pacific Geotechnical Engineers was to determine the type of footing and structures needed to support the multipurpose building. The environmental consultant has reviewed reports, documents and other materials relevant to the site and surrounding area in order to assess the affects both positive and negative that the proposed action will have on the environment. The project is currently in what is defined as Phase Two-Scoping portion of the overall project schedule. It consists of conducting four interrelated and interdependent analyses—technical, economic, environmental, and programmatic—on all reasonable alternatives, in order to determine the best course of action. The technical analysis consists of several pre-design activities such as a conducting a geotechnical investigation, developing conceptual designs, and updating cost estimates. The environmental analysis consists of preparing an environmental assessment (EA) and/or an environmental impact statement (EIS), as required by NOAA Administrative Order (NAO) 216-6, Environmental Procedures for Implementing the National Environmental Policy Act (NEPA). The economic analysis consists of a computer-based evaluation of costs and benefits of each alternative. And finally, the programmatic analysis is an overall evaluation of the alternatives to determine the relative effectiveness of each in accomplishing the agency's mission.



The sanctuary office as seen from the Kihei shoreline.

11. What is the NEPA process? Where are we at in the process?

The National Environmental Policy Act (NEPA) was established to protect the quality of the human environment. The proposed action has been identified and a Preliminary Draft Environmental Assessment (PDEA) has been completed. The first report was reviewed by NOAA personnel, and comments and suggestions were addressed for next version of the report. The Draft Environmental Assessment (DEA) has been distributed to various Federal, State, and local government agencies and made available to the public to review and make comments on. This process has ended and written comments were received until April 7, 2003. The comments have been addressed, and the Final Environmental Assessment (FEA) will be prepared. It is anticipated that a FONSI will be made.



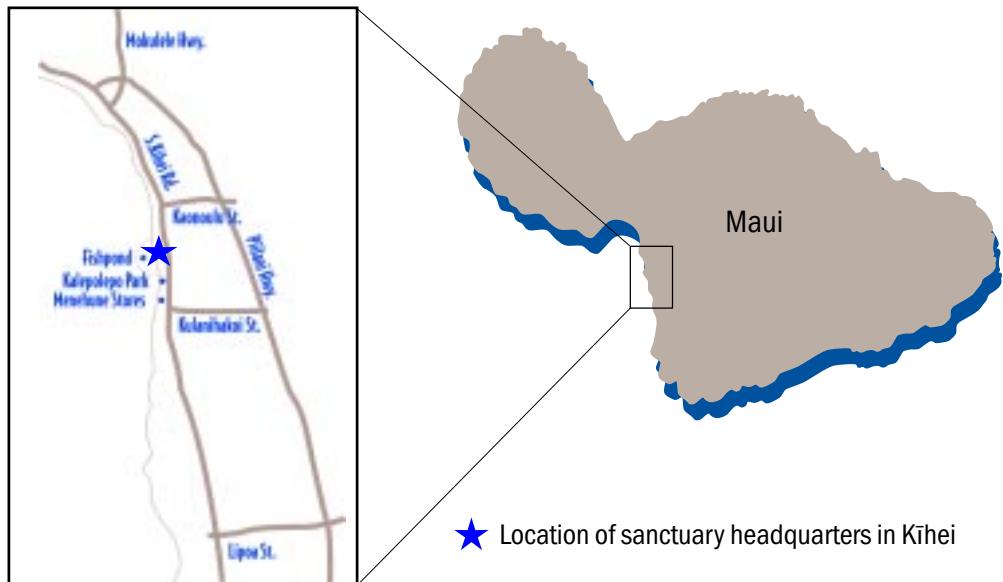
The sanctuary invests vigorous efforts in ensuring participation in ocean education and the support of accessible marine research through programs that highlight the humpback whales and the special Hawaiian ocean environment.



Model of the sanctuary headquarter grounds as it would look from South Kihei Road with the multi-purpose building on the right.



View of the model of the sanctuary headquarter grounds as it would look from the south. The multi-purpose building is in the top center of the photo.



*For more information about the sanctuary visit the website at
<http://hawaiihumpbackwhale.noaa.gov>*